

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sonya Renee Riggs		
	Debtor(s)	CHAPTER 13
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY		
	Movant	NO. 16-16586 AMC
vs.		
Sonya Renee Riggs		
	Debtor(s)	11 U.S.C. Section 362
William C. Miller, Esq.		
	Trustee	

ORDER

AND NOW, this **19th** day of **December**, 2017, upon failure of Debtor(s) and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 5422 Willows Avenue, Philadelphia, PA 19143 (“Property”), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff’s Sale (or purchaser’s assignee) from taking any legal action to enforce or establish its right to possession of the Property.



Ashely M. Chan
United States Bankruptcy Judge

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